

**MARKED AGENDA  
ZONING REVIEW BOARD  
MARCH 12, 2015  
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

**NEW CASES**

1. **Z-14-76** - An Ordinance to rezone from the MRC-2-C (Mixed Residential Commercial) District to the PDMU (Planned Development-Mixed Use) District , property located ), **655 and 685 Lambert Drive, N.E. and 0 Lambert Drive, N.E. (Parcel Number 17-0050-000-1036)**, fronting approximately 275 feet on the South side of Lambert Drive, N.E. beginning approximately 720 feet from the southwest corner of Manchester Street, N.E. Depth: approximately 491 feet. Area: approximately 2.6 acres. Land Lot 50, 17th Fulton County, Georgia.  
OWNERS: CARTER POPE  
APPLICANT: TSW ON BEHALF OF HEDGEWOOD HOMES  
NPU F COUNCIL DISTRICT 6  
**NPU RECOMMENDATION: APPROVAL, CONDITIONAL**  
**STAFF RECOMMENDATION: APPROVAL, CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL, CONDITIONAL**
2. **Z-14-79**- An Ordinance to rezone from the RG-3 (Residential General-Sector 3) to the MRC-2 (Multifamily Residential), property located **2108 Bolton Drive, N.W., (a portion of)** 713 feet on the northeast side of Marietta Boulevard beginning approximately 1500 feet from the northeast side of Bolton Drive. Depth: varies. Area: approximately 14.91 acres. Land Lot 221, 17<sup>th</sup> District Fulton County, Georgia.  
OWNER: REDUS ATLANTA HOUSING, LLC  
APPLICANT: CANNON EQUITIES, INC.  
NPU D COUNCIL DISTRICT 9  
**NPU RECOMMENDATION: APPROVAL, CONDITIONAL**  
**STAFF RECOMMENDATION: APPROVAL, CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL, CONDITIONAL**
3. **Z-15-01**- An Ordinance to rezone from the RL-C (Residential Limited Commercial)/Beltline Overlay District, to the C-1 (Community Business)/Beltline Overlay District, property located **1195 Ralph David Abernathy Boulevard, S.W.**, fronting approximately 97 feet on the north side of Ralph David Abernathy Boulevard and at the north east intersection of Ralph David Abernathy Boulevard and Holderness Street. Depth: varies. Area: approximately 0.415 acres. Land Lot 117, 14<sup>th</sup> Fulton County, Georgia.  
OWNER: CAROLYN JOHNSON  
APPLICANT: JIM W. WARREN  
NPU T COUNCIL DISTRICT 4  
**NPU RECOMMENDATION: APPROVAL, CONDITIONAL**  
**STAFF RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE**  
**ZRB RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE**
4. **Z-15-02**- An Ordinance to rezone from the I-1 (Light Industrial)/Beltline Overlay District, to the MR-4B (Multifamily Residential)/Beltline Overlay District, property located **434 (aka432) Trabert Avenue, N.W.**, fronting approximately 200 feet on the south side of Trabert Avenue beginning approximately 600 feet from the westerly intersection of Mecaslin Street. Depth: varies. Area: approximately 1.036 acres. Land Lot 148, 17<sup>th</sup> Fulton County, Georgia.  
OWNER: DOORS UNLIMITED, INC./STEPHEN PADGETT  
APPLICANT: NORTHSTAR ASSOCIATES  
NPU E COUNCIL DISTRICT 8  
**NPU RECOMMENDATION: APPROVAL, CONDITIONAL**  
**STAFF RECOMMENDATION: DENIAL**  
**ZRB RECOMMENDATION: APPROVAL**

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5. **Z-15-03-** An Ordinance to amend Ordinance 98-O-0080/Z97-58 for the purpose of a change of conditions, which rezoned **300 17<sup>th</sup> Street, N.W.**, to C-4 (Central Area Commercial Residential) District, fronting approximately 145 feet on the north side of 17<sup>th</sup> Street (westbound) beginning approximately 70 feet from the northwest corner of State Street and 17<sup>th</sup> Street. Depth: 300 feet Area: approximately 1.096 acres. Land Lot 104 and 148, 17<sup>th</sup> Fulton County, Georgia.  
OWNER: SP5 ATLANTIC LAND DEVELOPER, LLC  
APPLICANT: SOUTHEAST LAND STRATEGIES LLC BY MCKENNA, LONG AND ALDRIDGE, LLP  
NPU E COUNCIL DISTRICT 3  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL, CONDITIONAL**  
**ZRB RECOMMENDATION: APPROVAL, CONDITIONAL**

**DEFERRED CASES**

6. **Z-14-68-** An Ordinance to rezone from the PD-H (Planned Development-Housing) to the PD-H (Planned Development-Housing) for a change of conditions, property located **2862 LENOX ROAD, N.E.**, approximately 141 feet on the west side of Lenox Road beginning 3000 feet from the northwest corner of Buford Highway. Depth: varies. Area: approximately 2.57 acres. Land Lots 7 and 47, 17<sup>th</sup> District, Fulton County, Georgia.  
OWNER: PULTE HOMES  
APPLICANT: GAREN SMITH.  
NPU B COUNCIL DISTRICT 7  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: FILE**  
**ZRB RECOMMENDATION: FILE**
7. **U-14-33-** An Ordinance granting a Special Use Permit pursuant to Section 16-06A.005 (1) (g) for a Personal Care Home, property located at **2041 JOSEPH E. BOONE BOULEVARD, N.W.**, fronting approximately 51 feet on the north side of Joseph E. Boone Boulevard and approximately feet east of the intersection of Joseph E. Boone and New Jersey Avenue. Depth: approximately 150 feet. Acres: approximately 0.171 Land Lot 175 14<sup>th</sup> District, Fulton County Georgia.  
OWNER: SK AND T MORTGAGE, LLC/KENNETH P. SHIELDS  
APPLICANT: KEN P. SHIELDS  
NPU J COUNCIL DISTRICT 3  
**NPU RECOMMENDATION: RECOMMENDATION NOT PROVIDED**  
**STAFF RECOMMENDATION: DEFERRAL, APRIL 2015**  
**ZRB RECOMMENDATION: DEFERRAL, APRIL 2015**
8. **Z-14-41-** An Ordinance to rezone from the RG-2/Beltline Overlay District (Residential General-Sector 2) to the MR-4A/Beltline Overlay District (Multifamily Residential) District, property located at **1763 1791 (AKA 1797) PIEDMONT ROAD, N.E.**, fronting approximately 612 feet on the east side of Piedmont Road beginning approximately 50 south of the intersection of Piedmont Road and Montgomery Ferry Road. Depth: varies. Area: approximately 3.38 acres. Land Lot 51, 17<sup>th</sup> District Fulton County, Georgia.  
OWNER: TIM SCHRAGER  
APPLICANT: KEVIN S.EDWARDS  
NPU F COUNCIL DISTRICT 6  
**NPU RECOMMENDATION: DENIAL**  
**STAFF RECOMMENDATION: DEFERRAL, MAY 2015**  
**ZRB RECOMMENDATION: DEFERRAL, MAY 2015**

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9. **U-14-31-** An Ordinance granting a Special Use Permit for the transfer of excess development density from property located at **641 (AKA) 665 NORTH AVENUE (SENDING PARCELS) to property located at 1763-1791 (AKA 1797) PIEDMONT AVENUE (RECEIVING PARCELS)**; and for other purposes.  
OWNERS: TIM SCHRAGER/ADAMS PONCE PARK SOUTH, LLC  
APPLICANT: KEVIN EDWARDS  
NPU F COUNCIL DISTRICT 6  
**NPU RECOMMENDATION: DEFERRAL**  
**STAFF RECOMMENDATION: FILE**  
**ZRB RECOMMENDATION: FILE**
10. **Z-14-42-** An Ordinance to rezone from the R-3 (Single Family Residential) District to the MR-3(Multifamily Residential) District, property located at **3537, 3541, 3545, 3549, and 3555 ROXBORO ROAD, N.E.**, fronting approximately 316 feet on the northwest side of Roxboro Road beginning approximately 191 feet from the intersection of Kingsboro Road and Roxboro Road. Depth: varies. Area: approximately 1.814 acres. Land Lot 9, 17th District Fulton County, Georgia.  
OWNERS: D&B LOWENKOPF FAMILY TRUST, DAVID LOWENKOPF TRUSTEE, JOHN ROBERTS, JR., JAMES REDDING, and BYRON BILLINGSLEY  
APPLICANT: DAVID L. SMITH  
NPU B COUNCIL DISTRICT 7  
**NPU RECOMMENDATION: DENIAL**  
**STAFF RECOMMENDATION: DEFERRAL, APRIL 2015**  
**ZRB RECOMMENDATION: DEFERRAL, APRIL 2015**
11. **U-14-32** An Ordinance granting a Special Use Permit pursuant to Section 16-18K.004 (1) (3) (a), of the Zoning Ordinance of the City of Atlanta for a **COMMUNITY SERVICES FACILITY** , property located at **678 JOSEPH E. BOONE BOULEVARD (FORMERLY SIMPSON ROAD) , N.W.**, fronting approximately 60 feet on the southwest side of Joseph E. Boone (formerly Simpson Road) and approximately 50 feet from the southeast corner of Sunset Avenue and Joseph E. Boone. Depth; varies. Area: 0.344 acres . Land Lot 110, 14<sup>th</sup> District Fulton County, Georgia  
OWNER: 678 SIMPSON STREET PARTNERS, LLC  
APPLICANT: SHARON M. LEWONSKI  
NPU L COUNCIL DISTRICT 3  
**NPU RECOMMENDATION: RECOMMENDATION NOT PROVIDED**  
**STAFF RECOMMENDATION: DEFERRAL, MAY 2015**  
**ZRB RECOMMENDATION: DEFERRAL, MAY 2015**
12. **Z-14-74-** An Ordinance by Zoning Committee to rezone from the R-3 (Single Family Residential) to the C-1 (Community Business), property located **2620 BUFORD HIGHWAY, N.W.**, 156 feet on the west side of Buford Highway and approximately 300 feet east of the intersection of Lenox Road. The property is also bordered on the north by North Fork Peachtree Creek. Depth: varies. Area: approximately 1.613 acres. Land Lot 6, 17th District and Land Lot 154, 18th District, Dekalb County, Georgia  
OWNER: KEN PROVOST  
APPLICANT: JORDAN WILLIAMS  
NPU B COUNCIL DISTRICT 7  
**NPU RECOMMENDATION: APPROVAL**  
**STAFF RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE**  
**ZRB RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE**

**END OF AGENDA**